



## Mostyn Avenue, Syston

Leicester, Leicestershire, LE7 2ES

£225,000



Extended across the rear, fall in love with this two bed roomed semi detached bungalow ideal for those looking to downsize from a larger home or first time buyers. Benefiting from gas central heating and double glazed windows, the layout includes an entrance hall, enlarged lounge diner, kitchen, two double bedrooms and bathroom. The plot offers a low maintenance front with a mainly laid to lawn garden at the rear. An early viewing is strongly recommended to avoid disappointment.

### **Accommodation**

Side entrance door opens into the:

#### **Entrance Hall**

Presented with wood effect flooring, the entrance hall gives access to the majority of the accommodation. With spotlighting and a hatch to the loft space.

#### **Extended Lounge Diner**

21'10" x 11'9" (6.65m x 3.58m)

Enjoying the use of an extension to the rear, the primary living space is presented with wood effect flooring. With a gas fireplace, central heating radiator, TV point and ceiling coving.

#### **Kitchen**

9'8" x 11'6" (2.95m x 3.51m)

Fitted with a range of wall mounted and base units with complementary solid wood work surfaces over. Features include an inset sink and drainer unit with mixer tap, built in oven with hob over, integrated dishwasher and washing machine and space for fridge freezer. With a window to the side elevation, wall mounted central heating boiler, spotlighting, central heating radiator and consumer unit. A door leads to the:

#### **Rear Lobby**

With a central heating radiator, rear access door and a door leading to the:

#### **Bathroom**

8'0" x 8'4" (2.44m x 2.54m)

Fitted with a four piece suite comprising a shower cubicle, bath, wash hand basin and wc, with complementary tiled surrounds. There is also a useful storage cupboard, heated towel rail, spotlights and an obscure window to the rear elevation.

#### **Bedroom One**

13'8" x 10'9" not into robes (4.17m x 3.28m not into robes)

A double room enjoying the use of built in wardrobes, with a built in bay window to the front elevation, wood effect flooring, picture rails, spotlights and a central heating radiator.

#### **Bedroom Two**

11'5" x 10'7" (3.48m x 3.23m)

A second double room offering a window to the front elevation, wood effect flooring, spotlighting and picture rails.

#### **Outside**

The plot enjoys a paved front area providing currently used as a car standing by the present owner with a paved pathway to the side. A particular selling feature is the larger than average landscaped rear garden oozing a particular private feel. Firstly beginning with a patio area adjacent to the accommodation leading to lawn area. With fencing to boundaries.

#### **Please Be Advised**

Please note the current occupier is buying a new build property

and therefore completion is unable to take place until this is ready. We have been advised that this property is anticipated to become vacant in March/April 2022 (date is subject to change).

#### **To Find The Property**

From our office on Melton Road in Syston proceed north and continue over the mini-roundabout. Take the second turning on the right hand side onto Mostyn Avenue where the property can be found.

#### **Services, Tenure And Council Tax**

All mains services are available and connected to the property. The property is Freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

#### **Viewing Arrangements**

Viewings are strictly by appointment only.

#### **Need Independent Mortgage Advice?**

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser Ashley Mellors, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

#### **Money Laundering**

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

#### **Agents Note**

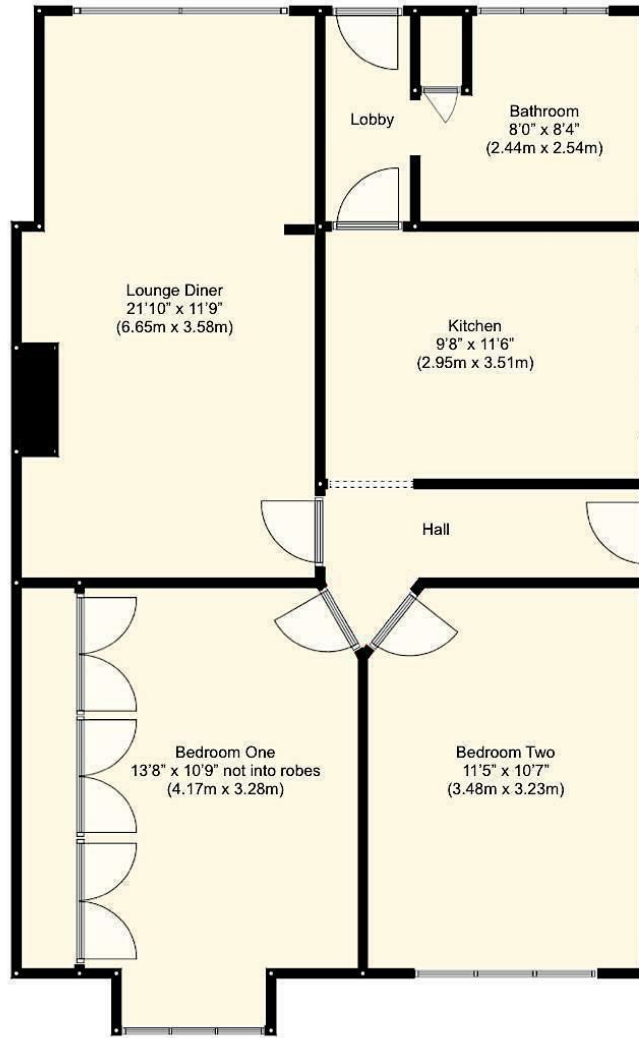
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## **Referrals**

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

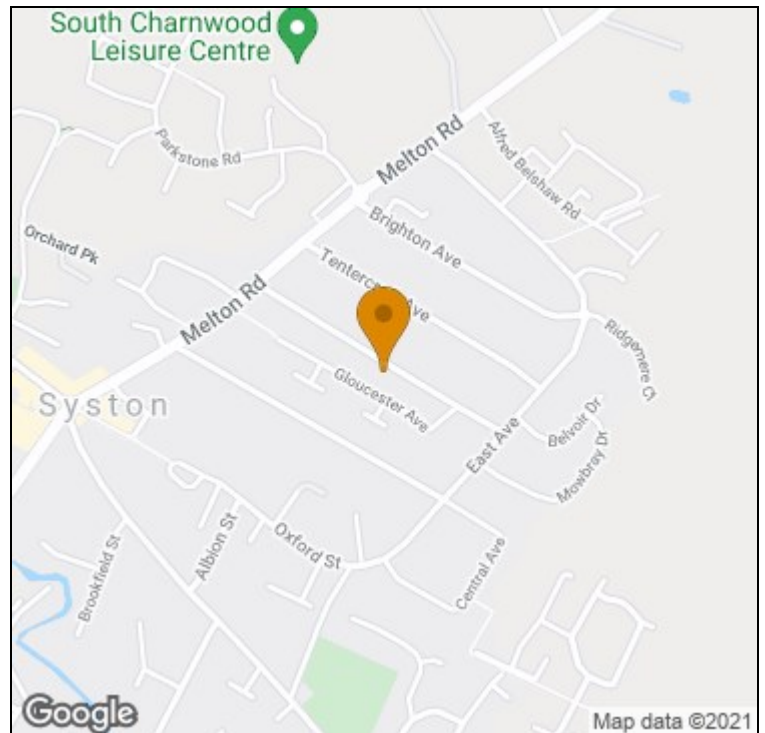
## **Free Property Valuations**

If you have a house to sell then we would love to provide you with a free no obligation valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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